Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0609
Little Thakeham Farm, Storrington Road, Thakeham, West Sussex,

DESCRIPTION:
Permitted Development rights for temporary campsite open for 60 days from 18th April 2025 to 12th September 2025 and no more than 42 days consecutively.

RELEVANT PLANNING HISTORY:

DC/24/0643	Permitted Development rights for temporary campsite open for 60 days from 3rd May 2024 to 22nd August 2024, and no more than 42 days consecutively.	NO OBJECTION to Notification on 19.06.2024

ASSESSMENT
Class BC of Part 4 Schedule 2 of the Town and Country General Permitted Development (England) Order 2015, as amended relates to permitted development rights consisting of –

(a) the use of land as a recreational campsite for not more than 60 days in total in any calendar year; and

(b) the provision on such land of-
  (i) not more than 50 pitches
  (ii) any moveable structure reasonably necessary for the purposes of the permitted use.

BC.2.(a) specifies that development is permitted by Class BC subject to the developer making on-site provision for users of the campsite of toilet and waste disposal facilities.

BC.2.(b) requires the developer to notify the local planning authority in writing before commencement of development in each calendar year. This notification must be accompanied by a copy of the site plan (which must include particulars of toilet and waste disposal facilities) and the dates on which the site will be in use.

This application is a resubmission of a previous Prior Approval reference DC/24/0643 for similar proposal relating to the permitted development rights for temporary campsites open for 60 days from 3rd May 2024 to 22nd August 2024, and no more than 42 days consecutively.

As previously noted, the application site is located outside of a designated Flood Zone and there is no planning history suggesting that the land is subject to a condition restricting permitted development rights.

The Notification has been accompanied by a list of dates which the campsite would be open for tent camping and camper vans. This would be as follows:

- April - 18/19/20, 25/26
- May - 2/3, 23/24/25
- June - 20/21
- July - 9/10/11/12/13/14/15/16/17/18/19, 24/25/26

- August - 1-24, 28/29/30
- September – 5/6,11/12

Total Number of Days: 57 days

As with the preceding notification, a Plan has been submitted showing the location of the Toilets and the Waste Disposal facilities. It is considered that sufficient information has been provided in accordance with Class BC and there is no objection raised to the notification.

Fire and Rescue Authority

The Fire and Rescue Authority have raised concerns that the site does not appear to have suitable access for fire appliance to attend the site in an emergency or fire therefore the authority may not be able to attend to the fire incident. An access road or track would need to be able to support 18-tonne axial weight of fire appliance, 3.1 metres wide through any gateway or narrowing, 3.7m between road edge or curbs and turning facility suitable for fire appliance to turn and exit site. The applicants are advised to adhere to these requirements set out by the Fire and Rescue Authority.

Other Matters

Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended states that:

"Subject to the provisions of this Order and regulations 73 to 76 of the Conservation of Habitats and Species Regulations 2010 (general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2."

Section 75 of the Conservation of Habitats and Species Regulations 2017 states that "it is a condition of any planning permission granted by a general development order made on or after 30th November 2017, that development which –

(a) Is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
(b) Is not directly connected with or necessary to the management of the site, must not be

begun until the developer has received written notification of the approval of the local planning authority under regulation 77 (approval of local planning authority)."

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

In order to benefit from permitted development rights under Class BC of Part 4 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, it is a condition of any permission granted by the Order that the development must not be begun until written notification of the approval of the Local Planning Authority under regulation 77 of The Conservation of Habitats and Species Regulations 2017 has been received. The Applicant is advised to contact Natural England to confirm whether the temporary use would have a likely significant effect

Recommendation: NO OBJECTION to Notification

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 13.05.2025

Authorising Officer sign/initial Guy Everest Date: 21.05.2025